



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider a Resolution to Adjust the Supplemental Specific Area Fee for the Kettleman Lane Lift Station Service Area

MEETING DATE: July 21, 1999

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council, after conducting a public hearing, adopt the attached resolution adjusting the supplemental specific area fee for the Kettleman Lane Lift Station Service Area.

BACKGROUND INFORMATION: Various sewer improvements have been constructed in the Kettleman Lane Lift Station Service Area, which is shown in the attached Exhibit A. Specifically, the projects completed are the Tienda Drive Lift Station and the Tienda Drive Sewer Main.

The Tienda Drive Lift Station will serve the existing Sunwest 12 subdivision and all properties in Benefit Zone A and Benefit Zone B, shown on the attached Exhibit B. The Tienda Drive Sewer Main serves properties in Benefit Zone A. All property owners in the Benefit Zones are listed in attached Exhibit C.

The final total costs for the Tienda Drive Lift Station and the Tienda Drive Sewer Main are \$363,375.25 and \$58,113.23, respectively, as shown in attached Exhibit D. This includes the actual total costs, including construction, design, contract administration, administrative services provided by Harris & Associates, and other fees for the Tienda Drive Lift Station and Tienda Drive Sewer Main, respectively. Therefore, the total project cost for all improvements within the Kettleman Lift Station Specific Area is \$421, 488.48. This total cost has been distributed among the benefiting properties using a "fair-share" cost allocation methodology.

The final fair-share obligation for each property, as shown in attached Exhibit E, is based on their benefit from the improvements, as well as their acreage and land use. The acreage is adjusted to a "Residential Acreage Equivalent" by the RAE factor similar to that used for the City's Development Impact Mitigation Fee Program. The benefiting properties are divided into two zones: Zone A for properties benefiting from both the Tienda Drive Lift Station and the Tienda Drive Sewer Main, and Zone B for properties benefiting only from the Tienda Drive Lift Station. The fair-share obligation for each property is based on the following formulas:

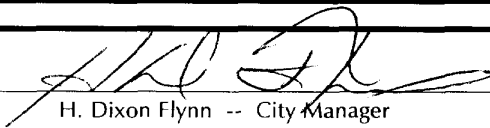
### Zone A

"fair-share" obligation =  $\frac{\text{property acreage} \times \text{property RAE factor}}{\text{sum of all property acreage} \times \text{property RAE factor for which the cost is being distributed}}$  X spread total for each Zone A item

### Zone B

"fair-share" obligation =  $\frac{\text{property acreage} \times \text{property RAE factor}}{\text{sum of all property acreage} \times \text{property RAE factor}}$  X spread total for each Zone B item

APPROVED:

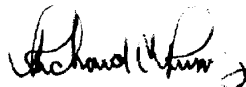
  
H. Dixon Flynn -- City Manager

Public Hearing to Consider a Resolution to Adjust the Supplemental Specific Area Fee for the  
Kettleman Lane Lift Station Service Area  
July 21, 1999  
Page 2

The Sunwest XII subdivision, which is not included in the benefit zones, has already paid fees in the amount of \$27,570.00, which was the supplemental specific area fee for the Kettleman Lane Lift Station Service Area at the time of development. The adjusted fee has been reduced to account for this amount.

In conformance with the adopted Ordinance 1518, which created and established the authority of the City for imposing and charging Development Impact Mitigation Fees in the City of Lodi, and Resolutions 91-172 and 93-26, which among others established the Supplemental Specific Area Fee for the Tienda Drive Lift Station, staff is proposing an adjustment of the Supplemental Specific Area Fee for the Kettleman Lane Lift Station Service Area for Benefit Zones A and B to cover the actual costs of providing the lift station and sewer main improvements.

FUNDING: Not applicable.



Richard C. Prima, Jr.  
Public Works Director

Prepared by Sharon Welch, Senior Civil Engineer, and  
Sharon Blaufus, Administrative Assistant

RCP/SAW/SB/Im

Attachments

cc: City Attorney  
Senior Civil Engineer Welch  
Harris & Associates  
Property Owners

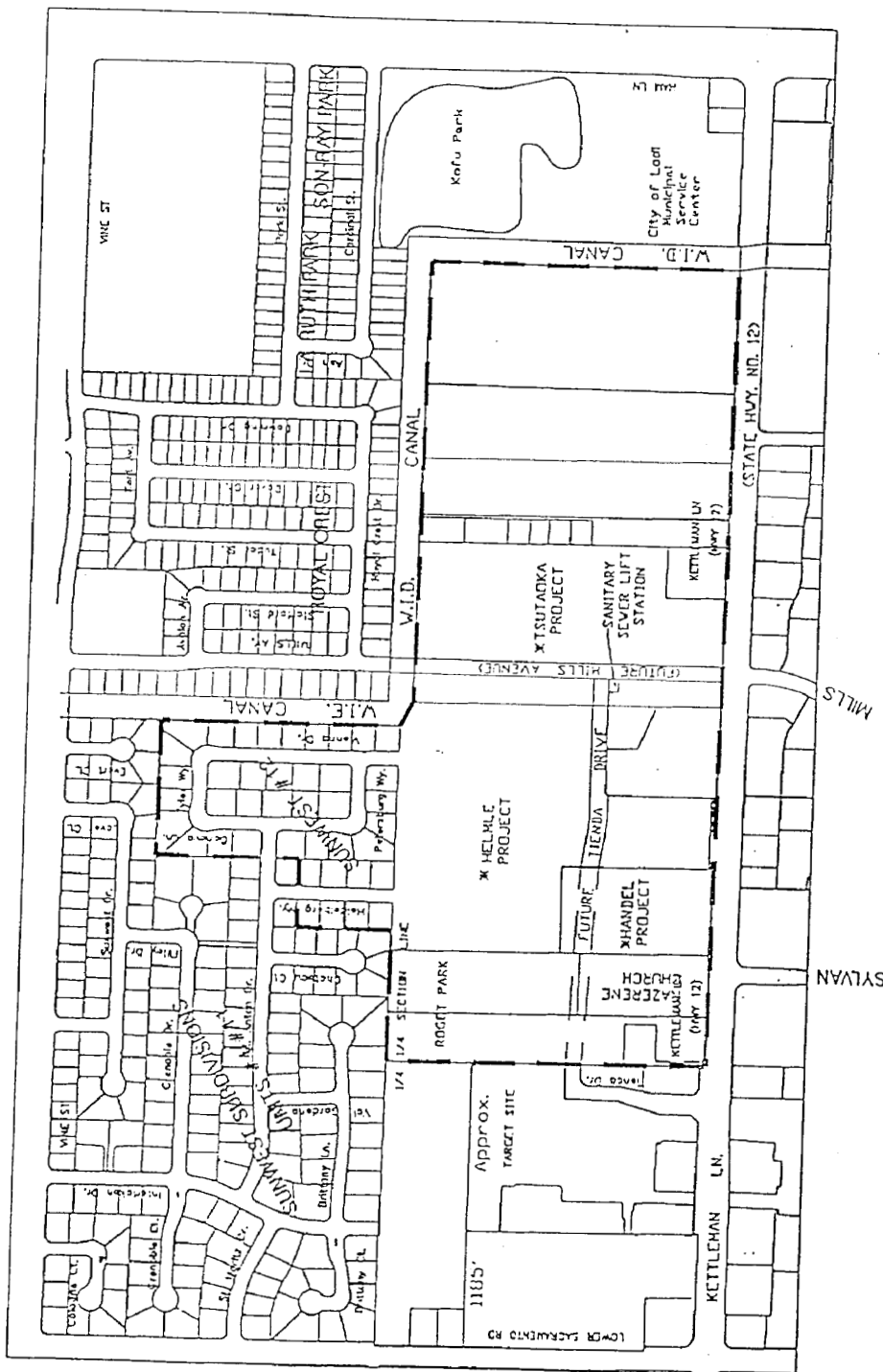


# CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT

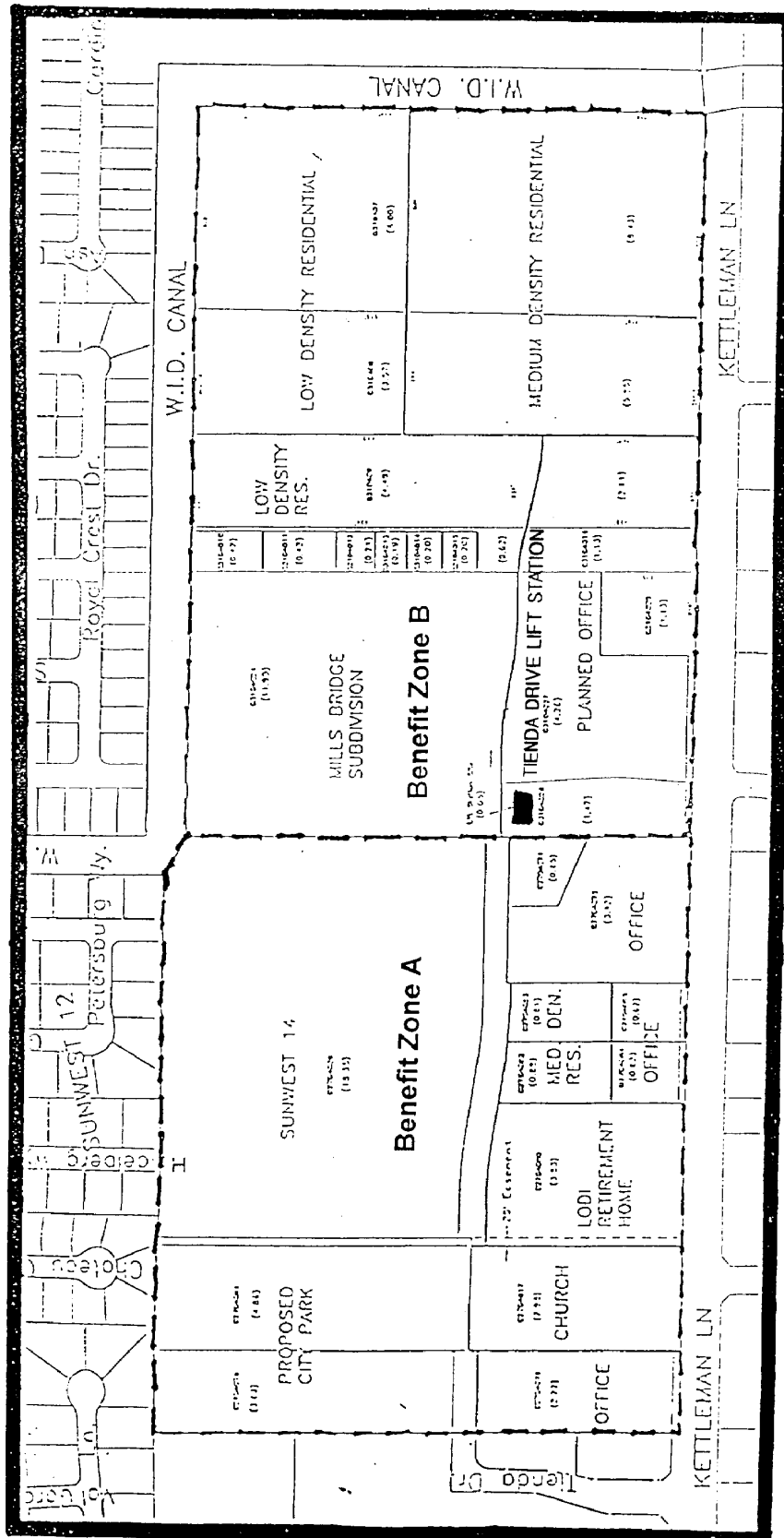
## KETTLEMAN LANE LIFT STATION SERVICE AREA



N.T.S.

LEGEND:  
SERVICE AREA

Plan of Benefiting Properties



**Benefiting Property Owners**

	APN	OWNER	ADD	CITY	STATE	ZIP
<b>Zone A</b>	027-040-17	LODI FIRST NAZARENE CHURCH	2223 W KETTLEMAN LANE	LODI	CA	95242
	027-040-39	FCF DEVELOPMENT ASSOC PTP ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	027-040-74	HELMLE, MELVIN O & E A	2023 W KETTLEMAN LANE	LODI	CA	95242
	027-040-75	CHURCH OF GOD 7TH DAY OF LODI	1545 JASMINE WAY	LODI	CA	95242
	027-040-78	LODI CITY OF	PO BOX 3006	LODI	CA	95241
	027-040-79	DUNSCOMBE, RONALD D ETAL	9689 RODDEN ROAD	OAKDALE	CA	95361
	027-040-80	LODI RETIREMENT RESIDENCE LLC	2250 MCGILCHRIST STREET SE, #200	SALEM	OR	97302
	027-040-82	BRITTANY, LLC	317 W LODI AVENUE	LODI	CA	95240
	027-040-83	GIANNONI, JOHN M JR & KERRY ETAL	317 W LODI AVENUE	LODI	CA	95240
	027-040-84	BRITTANY, LLC	317 W LODI AVENUE	LODI	CA	95240
	027-040-85	GIANNONI, JOHN M JR & KERRY ETAL	317 W LODI AVENUE	LODI	CA	95240
	027-040-86	LODI CITY OF	CALL BOX 3006	LODI	CA	95241

<b>Zone B</b>	031-040-07	D & B KETTLEMAN PARTNERS LTD	1806 W KETTLEMAN LANE, SUITE H	LODI	CA	95240
	031-040-08	D & B KETTLEMAN PARTNERS II LTD	1806 W KETTLEMAN LANE, SUITE G	LODI	CA	95242
	031-040-09	NAKAMURA, OKO TR ETAL	2985 NORTHWOOD DR	ALAMEDA	CA	94501
	031-040-10	MARDINI, MAZEN M & H	999 S FAIRMONT AVE SUITE 115	LODI	CA	95240
	031-040-11	ETCHELLS, LINDA D TR ETAL	PO BOX 2572	GRASS VALLEY	CA	95945
	031-040-12	CALOSSO, FRED M	15751 E PROUTY RD	GALT	CA	95632
	031-040-13	BATTAGLIA, JOHN M & MARY M TR	1263 BEZUG LANE	LODI	CA	95242
	031-040-14	RAFAEL, ARMINGTON R & E	75 ROSSI DRIVE	GALT	CA	95632
	031-040-15	BATTAGLIA, JOSEPH R & BARBARA	PO BOX 47	LODI	CA	95241
	031-040-16	BEZUG, JOHN & A V	1811 W KETTLEMAN LANE	LODI	CA	95240
	031-040-20	TSUTAOKA, SHIZUYE EST ETAL	2124 CORBIN LN	LODI	CA	95242
	031-040-24	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	031-040-27	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	031-040-28	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258



# Improvement Costs

Page 1 of 2

EXHIBIT D

City of Lodi  
Publics Works Department

COST SUMMARY  
FOR REIMBURSEMENT

Development: Kettleman Lane Lift Station  
Developer: City of Lodi  
Engineer: Baumbach & Piazza

## Cost Summary for the Tienda Drive Sewer Main

<u>Item Description</u>	<u>Cost</u>
<b><u>Sewer Main (Tienda Drive)</u></b>	
1. Construction	\$ 47,408.50
2. Staking	\$ 1,840.00
<b>Subtotal Construction Costs</b>	<b>\$ 49,248.50</b>
3. Design Fee <sup>1</sup>	\$ 4,343.00
4. Contract Administration <sup>1</sup>	\$ 581.85
<b>Total Sewer Main Costs</b>	<b>\$ 54,173.35</b>
<b><u>Fees<sup>2</sup></u></b>	
1. Engineering Plan Check: (4.5% of \$49,248.50)	\$ 2,216.18
2. Inspection: (2.5% of \$49,248.50)	\$ 1,231.21
3. Document Preparation: (1.0% of \$49,248.50)	\$ 492.49
<b>Total Fees</b>	<b>\$ 3,939.88</b>
<b>Total Cost</b>	<b>\$ 58,113.23</b>

<sup>1</sup> Design Fee & Contract Administration together are 10% of Construction Costs

<sup>2</sup> Fees are based on construction costs only.



Harris & Associates

# Improvement Costs

Page 2 of 2

EXHIBIT D

City of Lodi  
Publics Works Department

COST SUMMARY  
FOR REIMBURSEMENT

Development: Kettleman Lane Lift Station  
Developer: City of Lodi  
Engineer: Baumbach & Piazza

## Cost Summary for the Kettleman Lane Lift Station

<u>Item Description</u>	<u>Cost</u>
<b><u>Lift Station &amp; Force Main</u></b>	
1. Pump Station Unit	\$ 68,449.27
2. Construction	\$ 183,819.39
3. Masonry Wall & Landscaping (estimate)	\$ 18,000.00
4. Staking	\$ 6,030.00
5. Gas Service	\$ 6,088.90
6. Telephone Service	\$ 2,166.04
<b>Subtotal Construction Costs</b>	<b>\$ 284,553.60</b>
7. Design Fee <sup>1</sup>	\$ 17,856.00
8. Soils Report	\$ 1,900.00
9. Site Acquisition: Land (0.0485 ac @ \$80,000.00 /ac)	\$ 3,880.00
Title Report	\$ 375.00
10. Contract Administration <sup>1</sup>	\$ 10,599.36
11. Street Improvements (Millsbridge)	\$ 15,698.68
<b>Total Lift Station &amp; Force Main Costs</b>	<b>\$ 334,862.64</b>
<b><u>Fees<sup>2</sup></u></b>	
1. Engineering Plan Check: (4.5% of \$50,000.00)	\$ 2,250.00
(2.5% of \$200,000.00)	\$ 5,000.00
(1.5% of \$50,252.28)	\$ 753.78
2. Inspection: (2.5% of \$300,252.28)	\$ 7,506.31
3. Document Preparation: (1.0% of \$300,252.28)	\$ 3,002.52
<b>Subtotal Fees</b>	<b>\$ 18,512.61</b>
4. Administrative Fee - Harris & Associates	\$ 10,000.00
<b>Total Fees</b>	<b>\$ 28,512.61</b>

**Total Cost \$ 363,375.25**

<sup>1</sup> Design Fee & Contract Administration together are 10% of Construction Costs

<sup>2</sup> Fees are based on construction costs only.



Harris & Associates

# EXHIBIT E

## Summary of Fee Obligations

APN #	Land Use	RAE	Acres	Comment	Fee Based on Fair Share of Total Costs <sup>(1)</sup>	Fee Prev. Paid by Owner/Developer	Fee to be Paid by Owner/Developer	Fee to be Paid by City
<b>Zone A</b>								
027-040-17	Office	0.94	2.98	Nazarene Church	\$ 13,273.06		\$ 13,273.06	
027-040-39	R1	1.00	18.35	Sunwest XIV	\$ 86,948.70		\$ 86,948.70	
027-040-74	Office	0.94	0.65	Helme Residence	\$ 2,895.13		\$ 2,895.13	
027-040-75	Office	0.94	3.12	7th Day Adventist	\$ 13,896.63		\$ 13,896.63	
027-040-78	Park	0.03	3.69		\$ 524.54		\$ 524.54	\$ 524.54
027-040-79	Office	0.94	2.22		\$ 9,887.99		\$ 9,887.99	
027-040-80	MR	1.80	3.83	Retirement Housing	\$ 32,666.18		\$ 32,666.18	
027-040-82	MR	1.96	0.88	Planned Apartments	\$ 8,172.70		\$ 8,172.70	
027-040-83	MR	1.96	0.81	Planned Apartments	\$ 7,522.60		\$ 7,522.60	
027-040-84	Office	0.94	0.62		\$ 2,761.51		\$ 2,761.51	
027-040-85	Office	0.94	0.62		\$ 2,761.51		\$ 2,761.51	
027-040-86	Park	0.03	4.86		\$ 690.85			\$ 690.85
<b>Zone B</b>								
031-040-07	R1	1.00	6.00	Development Plan	\$ 19,352.33		\$ 19,352.33	
	MR	1.96	8.43		\$ 53,292.46		\$ 53,292.46	
031-040-08	R1	1.00	3.57	Development Plan	\$ 11,514.64		\$ 11,514.64	
	MR	1.96	5.85		\$ 36,982.31		\$ 36,982.31	
031-040-09	R1	1.00	4.49		\$ 14,482.00		\$ 14,482.00	
	Office	0.94	2.11		\$ 6,397.24		\$ 6,397.24	
031-040-10	R1	1.00	0.42	Existing Residence	\$ 1,354.66		\$ 1,354.66	
031-040-11	R1	1.00	0.42	Existing Residence	\$ 1,354.66		\$ 1,354.66	
031-040-12	R1	1.00	0.21	Existing Residence	\$ 677.33		\$ 677.33	
031-040-13	R1	1.00	0.19	Existing Residence	\$ 612.82		\$ 612.82	
031-040-14	R1	1.00	0.20	Existing Residence	\$ 645.08		\$ 645.08	
031-040-15	R1	1.00	0.20	Existing Residence	\$ 645.08		\$ 645.08	
031-040-16	Office	0.94	1.13		\$ 3,426.01		\$ 3,426.01	
	R1	1.00	0.62		\$ 1,999.74		\$ 1,999.74	
031-040-20	Office	0.94	1.13		\$ 3,426.01		\$ 3,426.01	
031-040-24	R1	1.00	11.90	Millsbridge	\$ 38,382.13		\$ 38,382.13	
031-040-27	Office	0.94	4.26		\$ 12,915.75		\$ 12,915.75	
031-040-28	Office	0.94	1.47		\$ 4,456.84		\$ 4,456.84	

### Other Contributing Properties within Service Area

Sunwest XII	\$ 27,570.00	\$ 27,570.00		
	\$ 421,488.48	\$ 27,570.00	\$ 393,227.63	\$ 1,215.39

### Legend:

RAE	Residential Acre Equivalent
LS	Kettleman Lane Lift Station Project
SL	Tienda Drive Sewer Line Project
Admin	Administration Services

<sup>(1)</sup> Fee represents the following:

ZONE A: \$4,738.35 x RAE x Acres  
 ZONE B: \$3,225.39 x RAE x Acres

RESOLUTION NO. 99-108

A RESOLUTION OF THE LODI CITY COUNCIL  
ESTABLISHING SUPPLEMENTAL SPECIFIC AREA FEES FOR  
THE KETTLEMAN LANE LIFT STATION SERVICE AREA

WHEREAS, the Lodi City Council has adopted Ordinance No. 1518, creating and establishing the authority for imposing and charging Development Impact Mitigation Fees in the City of Lodi; and

WHEREAS, the Public Works Director has submitted additional information regarding actual project cost(s) for the Kettleman Lane (Tienda Drive) Lift Station and the Tienda Drive Sewer Main projects, both within the Kettleman Lane Lift Station Service Area; and

WHEREAS, the relationship between new development(s) and the constructed facilities is substantially as included in the study entitled "Development Impact Fee Study" prepared by Nolte and Associates and Angus McDonald & Associates dated August 1991; and

WHEREAS, the Lodi City Council has adopted Resolution No. 91-172, establishing Development Impact Mitigation Fees and Supplemental Specific Area Fees; and

WHEREAS, the Lodi City Council has adopted Resolution No. 93-26, updating the adopted Development Impact Mitigation Fees and Supplemental Specific Area Fees in accordance with the above mentioned ordinance; and

WHEREAS, various sewer improvements have been constructed in the areas identified as Benefit Zone A and Benefit Zone B within the Kettleman Lane Lift Station Service Area, and shown on Exhibit A, "Plan of Benefiting Properties", attached hereto and made a part hereof; and

WHEREAS, the total cost of said sewer improvements has been distributed among the benefiting properties using a "fair-share" cost allocation methodology based on acreage and land use; and

WHEREAS, such information was available for public inspection and review fourteen days prior to the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

1. FEES:

- a) The City Council hereby amends the Supplemental Specific Area Fee specified in Section 1., "FEES", of Resolution 93-26 for the Kettleman Lane Lift Station (Tienda Drive) as shown on attached Exhibit B, "Summary of Fee Obligations".

- b) The Supplemental Specific Area Fee shall be adjusted annually on January 1 by the Finance Director based on the average Local Agency Investment Fund (LAIF) rate for the previous year plus 1%. The 1% portion shall be paid to the General Fund for administration.
- 2. All resolutions or portions of resolutions setting Supplemental Specific Area Fees for the Kettleman Lane (Tienda Drive) Lift Station are repealed. All other provisions of Resolution 93-26 and Resolution 91-172 remain in effect.
- 3. EFFECTIVE DATE:
  - a) The Supplemental Specific Area Fee adopted in this Resolution shall take effect immediately upon adoption. For projects in which fees have been required under the terms of a public improvement agreement or as a condition for building permit issuance, these fees shall be payable prior to release of the improvement security for Faithful Performance of the lift station fee payment requirement or issuance of a final inspection and Certificate of Occupancy, whichever is applicable.

Dated: July 21, 1999

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I hereby certify that Resolution No. 99-108 was passed and adopted by the Lodi City Council in a regular meeting held July 21, 1999, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Mann, Nakanishi, Pennino  
and Land (Mayor)

NOES: COUNCIL MEMBERS – None

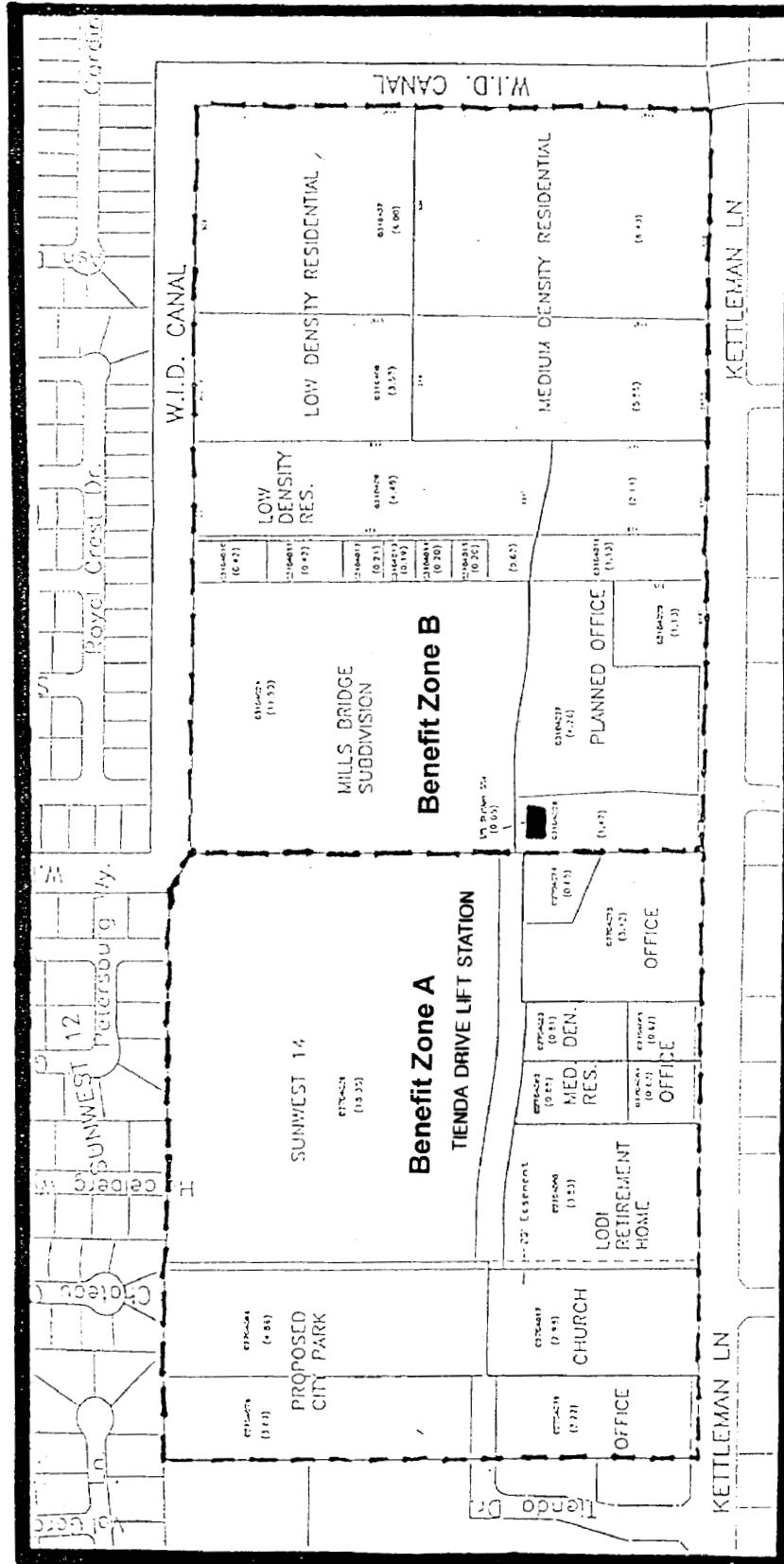
ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

  
\_\_\_\_\_  
Alice M. Reimche  
City Clerk

Res. 99-108

Plan of Benefiting Properties



# EXHIBIT B

## Summary of Fee Obligations

APN #	Land Use	RAE	Acres	Comment	Fee Based on Fair		Fee Prev. Paid by Owner/Developer	Fee to be Paid by Owner/Developer	Fee to be Paid by City
					Share of Total Costs <sup>(1)</sup>				
Zone A									
027-040-17	Office	0.94	2.98	Nazarene Church	\$	13,273.06		\$	13,273.06
027-040-39	R1	1.00	18.35	Sunwest XIV	\$	86,948.70		\$	86,948.70
027-040-74	Office	0.94	0.65	Helme Residence	\$	2,895.13		\$	2,895.13
027-040-75	Office	0.94	3.12	7th Day Adventist	\$	13,896.63		\$	13,896.63
027-040-78	Park	0.03	3.69		\$	524.54			\$ 524.54
027-040-79	Office	0.94	2.22		\$	9,887.99		\$	9,887.99
027-040-80	MR	1.80	3.83	Retirement Housing	\$	32,666.18		\$	32,666.18
027-040-82	MR	1.96	0.88	Planned Apartments	\$	8,172.70		\$	8,172.70
027-040-83	MR	1.96	0.81	Planned Apartments	\$	7,522.60		\$	7,522.60
027-040-84	Office	0.94	0.62		\$	2,761.51		\$	2,761.51
027-040-85	Office	0.94	0.62		\$	2,761.51		\$	2,761.51
027-040-86	Park	0.03	4.86		\$	690.85			\$ 690.85
Zone B									
031-040-07	R1	1.00	6.00	Development Plan	\$	19,352.33		\$	19,352.33
	MR	1.96	8.43		\$	53,292.46		\$	53,292.46
031-040-08	R1	1.00	3.57	Development Plan	\$	11,514.64		\$	11,514.64
	MR	1.96	5.85		\$	36,982.31		\$	36,982.31
031-040-09	R1	1.00	4.49		\$	14,482.00		\$	14,482.00
	Office	0.94	2.11		\$	6,397.24		\$	6,397.24
031-040-10	R1	1.00	0.42	Existing Residence	\$	1,354.66		\$	1,354.66
031-040-11	R1	1.00	0.42	Existing Residence	\$	1,354.66		\$	1,354.66
031-040-12	R1	1.00	0.21	Existing Residence	\$	677.33		\$	677.33
031-040-13	R1	1.00	0.19	Existing Residence	\$	612.82		\$	612.82
031-040-14	R1	1.00	0.20	Existing Residence	\$	645.08		\$	645.08
031-040-15	R1	1.00	0.20	Existing Residence	\$	645.08		\$	645.08
031-040-16	Office	0.94	1.13		\$	3,426.01		\$	3,426.01
	R1	1.00	0.62		\$	1,999.74		\$	1,999.74
031-040-20	Office	0.94	1.13		\$	3,426.01		\$	3,426.01
031-040-24	R1	1.00	11.90	Millsbridge	\$	38,382.13		\$	38,382.13
031-040-27	Office	0.94	4.26		\$	12,915.75		\$	12,915.75
031-040-28	Office	0.94	1.47		\$	4,456.84		\$	4,456.84

### Other Contributing Properties within Service Area

Sunwest XII	\$	27,570.00	\$	27,570.00				
	\$	421,488.48	\$	27,570.00	\$	392,703.10	\$	1,215.39

### Legend:

<b>RAE</b>	Residential Acre Equivalent
<b>LS</b>	Kettleman Lane Lift Station Project
<b>SL</b>	Tienda Drive Sewer Line Project
<b>Admin</b>	Administration Services

<sup>(1)</sup> Fee represents the following:

ZONE A: \$4,738.35 x RAE x Acres

ZONE B: \$3,225.39 x RAE x Acres



## CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

### NOTICE OF PUBLIC HEARING

Date: Wednesday, July 21, 1999

Time: 7:00 p.m.

For information regarding this notice please contact:

Alice M. Reimche  
City Clerk  
Telephone: (209) 333-6702

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, July 21, 1999** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) Consider Resolution to Adjust Supplemental Specific Area Fee for Kettleman Lane Lift Station Service Area.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, P.O. Box 3006, at or prior to the Public Hearing.

Alice M. Reimche  
City Clerk

Dated: June 16, 1999

Approved as to form:

Randall A. Hays  
City Attorney



## **DECLARATION OF MAILING**

### **Set Public Hearing for 7/21/99 - Consider Resolution to Adjust Supplemental Specific Area Fee for Kettleman Lane Lift Station Service Area**

On June 17, 1999 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

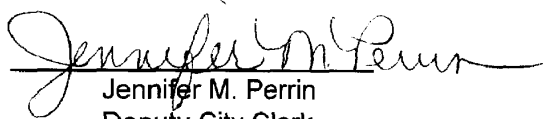
Executed on June 17, 1999, at Lodi, California.

ORDERED BY:

**ALICE M. REIMCHE  
CITY CLERK**

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Jacqueline L. Taylor  
Deputy City Clerk

  
Jennifer M. Perrin  
Deputy City Clerk

# Mailing List

## Benefiting Property Owners

	APN	OWNER	ADD	CITY	STATE	ZIP
Zone A	027-040-17	LODI FIRST NAZARENE CHURCH	2223 W KETTLEMAN LANE	LODI	CA	95242
	027-040-39	FCF DEVELOPMENT ASSOC PTP ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	027-040-74	HELMLE, MELVIN O & E A	2023 W KETTLEMAN LANE	LODI	CA	95242
	027-040-75	CHURCH OF GOD 7TH DAY OF Lodi	1545 JASMINE WAY	LODI	CA	95242
	027-040-78	LODI CITY OF	PO BOX 3006	LODI	CA	95241
	027-040-79	DUNSCOMBE, RONALD D ETAL	9689 RODDEN ROAD	OAKDALE	CA	95361
	027-040-80	LODI RETIREMENT RESIDENCE LLC	2250 MCGILCHRIST STREET SE, #200	SALEM	OR	97302
	027-040-82	BRITTANY, LLC	317 W Lodi AVENUE	LODI	CA	95240
	027-040-83	GIANNONI, JOHN M JR & KERRY ETAL	317 W Lodi AVENUE	LODI	CA	95240
	027-040-84	BRITTANY, LLC	317 W Lodi AVENUE	LODI	CA	95240
	027-040-85	GIANNONI, JOHN M JR & KERRY ETAL	317 W Lodi AVENUE	LODI	CA	95240
	027-040-86	LODI CITY OF	CALL BOX 3006	LODI	CA	95241
Zone B	031-040-07	D & B KETTLEMAN PARTNERS LTD	1806 W KETTLEMAN LANE, SUITE H	LODI	CA	95240
	031-040-08	D & B KETTLEMAN PARTNERS II LTD	1806 W KETTLEMAN LANE, SUITE G	LODI	CA	95242
	031-040-09	NAKAMURA, OKO TR ETAL	2985 NORTHWOOD DR	ALAMEDA	CA	94501
	031-040-10	MARDINI, MAZEN M & H	999 S FAIRMONT AVE SUITE 115	LODI	CA	95240
	031-040-11	ETCHELLS, LINDA D TR ETAL	PO BOX 2572	GRASS VALLEY	CA	95945
	031-040-12	CALOSSO, FRED M	15751 E PROUTY RD	GALT	CA	95632
	031-040-13	BATTAGLIA, JOHN M & MARY M TR	1263 BEZUG LANE	LODI	CA	95242
	031-040-14	RAFAEL, ARMINGTON R & E	75 ROSSI DRIVE	GALT	CA	95632
	031-040-15	BATTAGLIA, JOSEPH R & BARBARA	PO BOX 47	LODI	CA	95241
	031-040-16	BEZUG, JOHN & A V	1811 W KETTLEMAN LANE	LODI	CA	95240
	031-040-20	TSUTAOKA, SHIZUYE EST ETAL	2124 CORBIN LN	LODI	CA	95242
	031-040-24	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	031-040-27	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258
	031-040-28	TOKAY DEVELOPMENT INC. ETAL	PO BOX 1259	WOODBIDGE	CA	95258



June 18, 1997

City Council,

I am writing in regard to the Kettleman  
Lake Sept Station Service Area and the Linda  
Drive Sewer Main.

I will not benefit from either project,  
I should not even be listed in zone B. I have  
an updated septic system, put in 5 years ago.  
I called and inquired if at anytime we  
would have city sewage, I was told never.  
I went to the expense of putting in a new  
system, as our old one was 40 years old.  
I asked about calling S.V. another no, I now  
have a satellite system. I have my own  
well & water. The only thing I get from  
the city is garbage, which I have always  
had. So I will not benefit in any  
way from your projects.

The only thing the City has given  
me, is increased traffic, noise, duet, and  
duet.

Thanking You

Mary Battaglia

1263 Peggy Ln.

Lodi, Calif 95242

6-18-99

RECEIVED  
CITY COUNCIL  
JUN 21 1999  
To Whom It May Concern,

I am a property owner on Boyer Lane.  
This letter is in response to June 10, 1999  
Letter.

I will not benefit from the Kettleman  
Lane Lift Station at all. I have  
lived here for 50 years. I have  
a ~~man~~ septic system only about 5  
years old. I have my own well  
and P.O.E. service. I also have  
my own satellite system. I get no  
benefits from the City of Lodi.

The only thing I receive from  
the city, is dust, dirt, increased  
traffic & poor management.

Mary Battaglia  
1263 Boyer Ln.  
Lodi, Calif 95242

CITY COUNCIL

KEITH LAND, Mayor  
STEPHEN J. MANN  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
ALAN S. NAKANISHI  
PHILLIP A. PENNINO

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710

July 15, 1999

H. DIXON FLYNN  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RANDALL A. HAYS  
City Attorney

Property Owners/Interested Parties — *mailing list attached*

SUBJECT: Public Hearing to Consider a Resolution to Adjust the Supplemental Specific Area Fee for the Kettleman Lane Lift Station Service Area

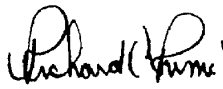
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, July 21, 1999. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

The Council will conduct a public hearing on this item. You are welcome to attend and speak at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at (209) 333-6800, ext. 659.



Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Enclosure

cc: City Clerk ✓  
Harris & Associates, Attn: Jennifer Lathrop

|||||  
LODI FIRST NAZARENE CHURCH  
2223 W KETTLEMAN LN  
LODI CA 95242

|||||  
FCF DEVELOPMENT ASSOC PTP ETAL  
P O BOX 1259  
WOODBIDGE CA 95258

|||||  
MELVIN O & E A HELMLE  
2023 W KETTLEMAN LN  
LODI CA 95242

|||||  
CHURCH OF GOD 7TH DAY OF LODI  
1545 JASMINE WY  
LODI CA 95242

JOHN M GIANNONI JR  
1500 W EL CAMINO AVE #192  
SACRAMENTO CA 95833

|||||  
RONALD D DUNSCOMBE ETA  
9689 RODDEN RD  
OAKDALE CA 95361

|||||  
LODI RETIREMENT RESIDENCE LLC  
2250 MCGILCHRIST ST SE #200  
SALEM OR 97302

|||||  
BRITTANY LLC  
317 W LODI AVE  
LODI CA 95240

|||||  
JOHN JR & KERRY GIANNONI  
ETAL  
317 W LODI AVE  
LODI CA 95240

LINDA ETCHELLS  
P O BOX 6538  
AUBURN CA 95604

|||||  
D & B KETTLEMAN PARTNERS LTD  
1806 W KETTLEMAN LN STE H  
LODI CA 95242

|||||  
D & B KETTLEMAN PARTNERS II LTD  
1806 W KETTLEMAN LN STE G  
LODI CA 95242

|||||  
OKO NAKAMURA TR ETAL  
2985 NORTHWOOD DR  
ALAMEDA CA 94501

|||||  
MAZEN M & H MARDINI  
999 S FAIRMONT AVE STE 115  
LODI CA 95240

|||||  
LINDA D ETCHELLS TR ETAL  
P O BOX 2572  
GRASS VALLEY CA 95945

|||||  
FRED M CALOSSO  
15751 E PROUTY RD  
GALT CA 95632

|||||  
JOHN M & MARY M BATTAGLIA TR  
1263 BEZUG LN  
LODI CA 95242

|||||  
ARMINGTON R & E RAFAEL  
75 ROSSI DR  
GALT CA 95632

|||||  
JOSEPH R & BARBARA BATTAGLIA  
P O BOX 47  
LODI CA 95241

|||||  
JOHN & A V BEZUG  
1811 W KETTLEMAN LN  
LODI CA 95240

|||||  
SHIZUYE TSUTAOKA EST ETAL  
2124 CORBIN LN  
LODI CA 95242

|||||  
TOKAY DEVELOPMENT INC ETAL  
P O BOX 1259  
WOODBIDGE CA 95258

INTERESTED PARTIES 7/8/99 MTG

MR BRUCE SASAKI  
1806 W KETTLEMAN LN #G  
LODI CA 95242

MS JANE THOMAS  
P O BOX 1598  
LODI CA 95241

MR JOSEPH K HANDEL  
FOUNTA!NHEAD  
1826 W KETTLEMAN LN STE D  
LODI CA 95242